



Workshop At 31 Stoke Road

Aylesbury, HP21 7TE

WORKSHOP AND OFFICE

767 sq ft
(71.26 sq m)

- Workshop with part tiled floor
- Office / storage space
- Electric Roller Shutter door
- Tea Point, WC
- 2 On-site car spaces at the rear

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Summary

Available Size	767 sq ft
Rent	£14,500.00 per annum
Rates Payable	£3,692.60 per annum 2023
Rateable Value	£7,400
VAT	Not applicable. VAT is not payable
Legal Fees	Each party to bear their own costs
EPC Rating	D (92)

Description

The property provides a brick built single storey workshop with a pitched slate roof & several ancillary offices attached. Conveniently located to the rear of Stoke Road, close to the junction of the A413 & the B4443, with the rail & bus stations within walking distance. Workshop & office 767 sq ft (71.26 sq m). The workshop can be accessed via a rear personnel door or via an electric roller shutter door & benefits from 2 parking spaces in the rear car park. There is a toilet and tea point both with hot water heatings, plus office/storage space and the main workshop area. NO MOTOR TRADES or NO FOOD PREPARATION.

Location

The property is located to the rear of Stoke Road & within walking distance of Aylesbury town centre. Aylesbury is the County Town of Buckinghamshire & is approximately 44 miles NW of central London 23 miles from Oxford & 15 miles south of Milton Keynes. The town is on the junctions of the A41 the A413 & A418 with access to the M40 M1 & M25 motorways within a 20 minute drive. The Chiltern Railway Line provides a direct rail service to London Marylebone of approximately 55 minutes.

Terms

A new lease is available direct from the Landlord with rent paid monthly in advance. A 6 month deposit will be required. No VAT is payable on the rent. Each property pays 25% of the building insurance (cost tbc). Electric is invoiced direct by the Landlord under separate submeter to the property.

Business Rates

Rateable Value £7,400.

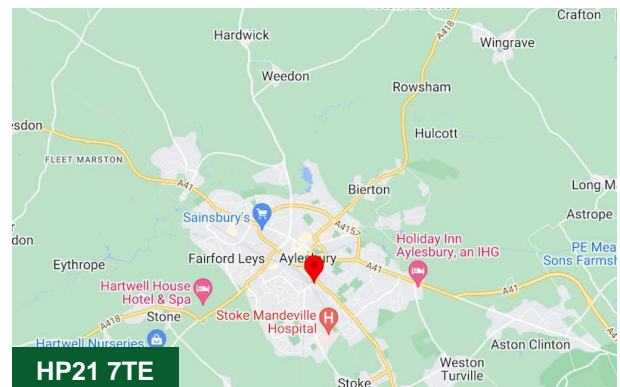
If this is the only business premises occupied then 100% small business rates relief could be applied for.

EPC

D92

Money Laundering and Identity Checks

Money Laundering and identity checks will be carried out on all tenants and proof of identity documents will be required.



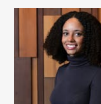
Viewing & Further Information



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